

013.0

0011

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
1,074,900 / 1,074,900

APPRAISED:

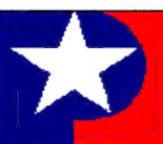
1,074,900 / 1,074,900

USE VALUE:

1,074,900 / 1,074,900

ASSESSED:

1,074,900 / 1,074,900



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
21-23		PARKER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CALLINAN JOHN R/MICHELLE	
Owner 2:	
Owner 3:	

Street 1: 23 PARKER ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: CALLINAN LEO J & MICHELLE -
Owner 2: CALLINAN ELIZABETH M-JOHN R -
Street 1: 100 BAY VIEW AVENUE
Twn/City: SALEM
St/Prov: MA Cntry: Own Occ: N
Postal: 01970 Type:

NARRATIVE DESCRIPTION
This parcel contains .123 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 3238 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5342	Sq. Ft.	Site			0	80.	1.09	1									464,207						464,200	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
104	5342.000	606,100	4,600	464,200	1,074,900					Entered Lot Size				10954	
Total Card	0.123	606,100	4,600	464,200	1,074,900					Total Land:				GIS Ref	
Total Parcel	0.123	606,100	4,600	464,200	1,074,900					Land Unit Type:				GIS Ref	
Source: Market Adj Cost		Total Value per SQ unit /Card:	331.96	/Parcel:	331.96					Insp Date				02/21/18	

PREVIOUS ASSESSMENT										Parcel ID					
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date										013.0-0011-0001.0				!1340!	

2022	104	FV	606,100	4600	5,342.	464,200	1,074,900			Year end					12/23/2021	
2021	104	FV	578,300	4600	5,342.	464,200	1,047,100			Year End Roll					12/10/2020	
2020	104	FV	578,400	4600	5,342.	464,200	1,047,200			Year End Roll					12/18/2019	
2019	104	FV	422,600	4600	5,342.	493,200	920,400			Year End Roll					1/3/2019	
2018	104	FV	422,600	4600	5,342.	359,800	787,000			Year End Roll					12/20/2017	
2017	104	FV	396,000	4600	5,342.	313,300	713,900			Year End Roll					1/3/2017	
2016	104	FV	396,000	4600	5,342.	266,900	667,500			Year End					1/4/2016	
2015	104	FV	352,200	4600	5,342.	261,100	617,900			Year End Roll					12/11/2014	

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
CALLINAN LEO J	1306-116		8/17/2005	Family		1	No	No									
CALLINAN LEO	1201-22		2/22/1999	Family		1	No	No	Y								

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
10/25/2018	1591	Insulate	3,500	C						2/21/2018	MEAS&NOTICE	BS	Barbara S				
10/25/2018	1592	Insulate	3,500	C						6/7/2013	Info Fm Prmt	EMK	Ellen K				
10/2/2018	1434	Det. Gar	26,200							5/6/2009	Measured	372	PATRIOT				
5/4/2013	690	Redo Kit	47,700							4/27/2009	Meas/Inspect	189	PATRIOT				
7/16/2003	578	Wood Dec	25,000	C		G6	GR FY06			8/2/2005	Permit Visit	BR	B Rossignol				
										9/30/1999	Mailer Sent						
										9/30/1999	Measured	163	PATRIOT				
										2/1/1989		PM	Peter M				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION						BATH FEATURES			COMMENTS						SKETCH								
Type:	13 - Multi-Garden					Full Bath:	3	Rating:	Average														
Sty Ht:	2T - 2 & 3/4 Sty					A Bath:			Rating:														
(Liv) Units:	2	Total: 2					3/4 Bath:			Rating:													
Foundation:	2 - Conc. Block					A 3QBth:			Rating:														
Frame:	1 - Wood					1/2 Bath:			Rating:														
Prime Wall:	4 - Vinyl					A HBth:			Rating:														
Sec Wall:			%		OthrFix:	1	Rating:		Average														
Roof Struct:	1 - Gable					OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl					Kits:	2	Rating:		Average													
Color:	GRAY					A Kits:			Rating:														
View / Desir:				Fpl:			Rating:																
GENERAL INFORMATION						WSFlue:			Rating:														
Grade: C - Average						CONDOS INFORMATION																	
Year Blt:	1930	Eff Yr Blt:					Location:																
Alt LUC:			Alt %:					Total Units:															
Jurisdct:	G6	Fact:					Floor:																
Const Mod:				% Own:			Name:																
Lump Sum Adj:				DEPRECIATION																			
Avg Ht/FL: STD						Phys Cond:	GD - Good	18.	%														
Prim Int Wal 2 - Plaster						Functional:			%														
Sec Int Wall:						Economic:			%														
Partition: T - Typical						Special:			%														
Prim Floors: 3 - Hardwood						Override:			%														
Sec Floors:						Total:	18.6		%														
CALC SUMMARY						COMPARABLE SALES																	
Basic \$ / SQ: 180.00						Rate	Parcel ID	Typ	Date	Sale Price													
Size Adj.: 0.97427422																							
Const Adj.: 0.98000199																							
Adj \$ / SQ: 171.862																							
Other Features: 123500																							
Grade Factor: 1.00																							
NBHD Inf: 1.00000000																							
NBHD Mod:						WtAv\$/SQ:		AvRate:		Ind.Val													
LUC Factor: 1.00																							
Adj Total: 744544						Juris. Factor:	1.00		Before Depr:	171.86													
Depreciation: 138485						Special Features:	0		Val/Su Net:	124.05													
Depreciated Total: 606059						Final Total:	606100		Val/Su SzAd	187.18													
MOBILE HOME						Make:			Model:			Serial #			Year:			Color:					
SPEC FEATURES/YARD ITEMS												PARCEL ID 013.0-0011-0001.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
3	Garage	D	Y	1	18X19	A	AV	1930	22.31	T	40	104			4,600			4,600					
More: N						Total Yard Items:		4,600		Total Special Features:								Total:	4,600				

14 WDK
WDK (124) 9

20 TQS
SFL
FFL
BMT (1128)

14 SFL
FFL (14)

14 1ST
SFL (72)

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
SFL	Second Floor	1,214	171.860	208,641						
FFL	First Floor	1,142	171.860	196,267						
BMT	Basement	1,128	51.560	58,158						
TQS	3/4 Story	846	171.860	145,396						
WDK	Deck	448	8.070	3,614						
OPP	Open Porch	72	38.630	2,781						
HST	Half Story	36	171.860	6,187						
Net Sketched Area: 4,886				Total:	621,044					
Size Ad	3238	Gross Area	5204	FinArea	3238					

IMAGE

AssessPro Patriot Properties, Inc